

206348

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Riverside, California 92522

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JUN 27 1995

Recorded in Official Records  
of Riverside County, California

Recorder

Fees \$

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Project: **MP-001-945**  
**U.S.Postal Service**  
**Jurupa & Van Buren**

PLANNING COMMISSION  
of the  
CITY OF RIVERSIDE  
CERTIFICATE OF COMPLIANCE

Property Owner(s): **THE REDEVELOPMENT AGENCY OF THE CITY OF RIVERSIDE, CALIFORNIA, a Public Body, Corporate and Politic**

Pursuant to Section 18.38.030 of the Riverside Municipal Code, the Planning Commission of the City of Riverside, California, hereby declares that on **March 9, 1995**, a waiver of parcel map for lot line adjustments was granted to the above-referenced property owner(s) to create the parcels of real property as described in **Exhibit "A"** attached hereto and incorporated herein by this reference, located in the City of Riverside, County of Riverside, State of California, which parcels as described in said **Exhibit "A"** thereby created comply with the California Subdivision Map Act and Title 18 of the Riverside Municipal Code.

THE ISSUANCE OF THIS CERTIFICATE OF COMPLIANCE DOES NOT SUPERSEDE, MODIFY OR AFFECT ANY REQUIREMENTS OF THE BUILDING OR ZONING REGULATIONS OF THE CITY OF RIVERSIDE.

PLANNING COMMISSION OF THE  
CITY OF RIVERSIDE

STEPHEN J. WHYLD  
PLANNING DIRECTOR

Dated:

6-26-95

By

  
J. CRAIG AARON  
PRINCIPAL PLANNER

## GENERAL ACKNOWLEDGEMENT

State of California }  
 County of Riverside } ss

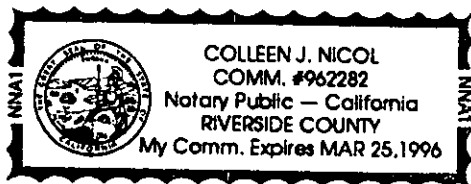
On 6-26-95, before me Colleen J. Nicol  
 (date) (name)

a Notary Public in and for said State, personally appeared

J. Craig Aaron

Name(s) of Signer(s)

☒ personally known to me - OR ☐ proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.



WITNESS my hand and official seal.

Colleen J. Nicol  
 Signature

## OPTIONAL SECTION

## CAPACITY CLAIMED BY SIGNER

- ( ) Attorney-in-fact  
 ( ) Corporate Officer(s)

Title \_\_\_\_\_

Title \_\_\_\_\_

- ( ) Guardian/Conservator  
 ( ) Individual(s)  
 ( ) Trustee(s)  
 (x) Other

Principal Planner

- ( ) Partner(s)  
 ( ) General  
 ( ) Limited

The party(ies) executing this document is/are representing:

City of Riverside

PARCEL "1" (REDEVELOPMENT AGENCY)

Those portions of Lots 50 and 51 of McClaskey Tract, as shown by map on file in Book 10 Pages 36 and 37, of Maps, Records of Riverside County, California, more particularly described as a whole as follows:

Beginning at the Southerly terminus of that certain course having a bearing and length of "South 00°12'47" West, 1,093.17 feet", in the Westerly line of Acorn Street as described in the quitclaim deed to the City of Riverside, recorded September 26, 1984 as Instrument No. 208504 of Official Records;

Thence along said certain course, North 00°12'47" East, 815.92 feet to a point on a non-tangent curve concave Southerly having a radius of 459.276 feet, a radial line of said curve to said point bears North 09°59'00" West, said point being the Northeast corner of the land described in the deed to Redevelopment Agency of the City of Riverside, California, recorded September 14, 1984 as Instrument No. 200826 of Official Records;

Thence Westerly along said curve through a central angle of 15°39'48" an arc distance of 125.56 feet;

Thence tangent to said curve, South 64°21'12" West, 60.00 feet to the beginning of a tangent curve concave Northerly having a radius of 459.276 feet;

Thence Westerly along the last mentioned curve through a central angle of 15°39'48" an arc distance of 125.56 feet;

Thence parallel with the most Northerly line of said Lots 53 and 52 of said McClaskey Tract, South 80°01'00" West, 518.51 feet;

The previous four (4) courses and distances being along the Northerly line of said land of Redevelopment Agency of the City of Riverside, California;

Thence continuing parallel with the Northerly line of Lots 52 and 51, South 80°01'00" West, 422.88 feet ;

Thence North 09°59'00" West, 71.43 feet to a point that is 304.00 feet Southerly, measured at right angles from the Northerly line of said Lot 51, being the TRUE POINT OF BEGINNING;

Thence parallel with the Northerly line of said lots 51 and 50, South 80°01'00" West, 412.83 feet

Thence South 40°17'50" West, 104.04 feet to the Southerly line of the land described as exhibit "A" in the deed to Redevelopment Agency of the City of Riverside, California, recorded September 28, 1984 as Instrument No. 210873 of Official Records;

Thence along the Westerly prolongation of the Southerly line of said last mentioned land, North 68°27'22" West, 102.85 feet to the Northeasterly line of the land described in the deed to the County of Riverside, recorded July 1, 1954 in Book 1604 Page 191 of Official Records;

Thence along said Northeasterly line, North 49°42'10" West, 185.19 feet to the Southerly terminus of that certain course having a bearing and length of "North 15°28'08" East, 58.95 feet" in the Southerly line of the land described in said quitclaim deed to the City of Riverside;

Thence along said Southerly line, North 15°28'08" East, 58.95 feet to the beginning of a non-tangent curve therein concave Southeasterly and having a radius of 645.00 feet, a radial line of said curve to said beginning bears North 41°39'02" West;

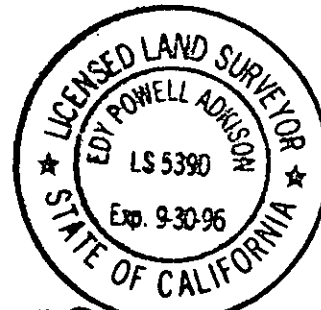
Thence Northeasterly along said curve through a central angle of 31°40'02" an arc distance of 356.49 feet to its Easterly terminus thereof;

Thence continuing along said Southerly line, North 80°01'00" East, 334.92 feet to a line which bears North 09°59'00" West from the TRUE POINT OF BEGINNING;  
Thence along the last mentioned line, South 09°59'00" East, 279.00 feet to the TRUE POINT OF BEGINNING.

said parcel contains 4.146 acres

DESCRIPTION APPROVAL

*[Signature]* 6/15/95  
SURVEYOR, CITY OF RIVERSIDE by *[Signature]*



*[Signature]*  
6-15-95

PARCEL "2" (REDEVELOPMENT AGENCY)

That portion of Lots 47, 48, 51 and 52 of McClaskey Tract, as shown by map on file in Book 10 Pages 36 and 37 of Maps, Records of Riverside County, California, being described as follows:

Beginning at the Southerly terminus of that certain course having a bearing and length of "South 00°12'47" West, 1,093.17 feet", in the Westerly line of Acorn Street as described in the quitclaim deed to the City of Riverside, recorded September 26, 1984 as Instrument No. 208504 of Official Records;

Thence along said certain course, North 00°12'47" East, 815.92 feet to a point on a non-tangent curve concave Southerly having a radius of 459.276 feet, a radial line of said curve to said point bears North 09°59'00" West, said point being the Northeast corner of the land described in the deed to Redevelopment Agency of the City of Riverside, California, recorded September 14, 1984 as Instrument No. 200826 of Official Records;

Thence Westerly along said curve through a central angle of 15°39'48" an arc distance of 125.56 feet;

Thence tangent to said curve, South 64°21'12" West, 60.00 feet to the beginning of a tangent curve concave Northerly having a radius of 459.276 feet;

Thence Westerly along the last mentioned curve through a central angle of 15°39'48" an arc distance of 125.56 feet;

Thence parallel with the most Northerly line of said Lots 53 and 52 of said McClaskey Tract, South 80°01'00" West, 518.51 feet to the TRUE POINT OF BEGINNING;

The previous four (4) courses and distances being along the Northerly line of said land of Redevelopment Agency of the City of Riverside, California;

Thence continuing parallel with the Northerly line of Lots 52 and 51, South 80°01'00" West, 422.88 feet;

Thence North 09°59'00" West, 350.43 feet to the southerly line of the land described in said quitclaim deed to the City of Riverside;

Thence along said southerly line North 80°01'00" East, 422.88 feet;

Thence South 09°59'00" East, 350.43 feet to the TRUE POINT OF BEGINNING;

TOGETHER WITH the Easterly 276.39 feet of the following described parcel, as measured at right angles from the Easterly line of said parcel;

Commencing at a point on the southerly line of Lot 46 of said McClaskey Tract, distant thereon North 89°59'30" West, 422.87 feet from the Southeast corner of said Lot 46, said point being on the Northerly line of Central Avenue (Hanton Street), 60 feet wide as shown on said map of McClaskey Tract;

Thence North 68°27'22" West, 476.65 feet to the TRUE POINT OF BEGINNING;

Thence North 09°59'00" West, 466.96 feet to a point that is 375.43 feet Southerly, measured at right angles from the Northerly line of Lot 51 of said McClaskey Tract;

Thence parallel with the Northerly line of said Lot 51 and 52, South 80°01'00" West, 276.39 feet;

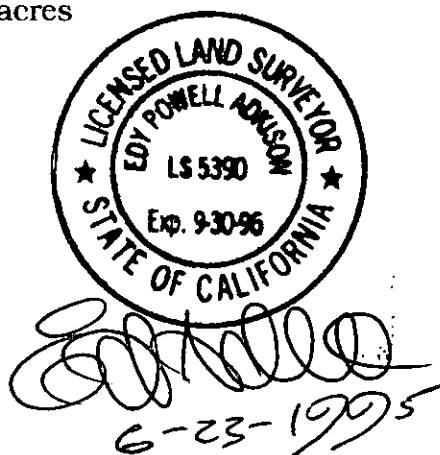
Thence North 09°59'00" West, 71.43 feet to a point that is 304.00 feet Southerly, measured at right angles from the Northerly line of said Lot 51;

Thence parallel with the Northerly line of said Lot 51 and 52, South 80°01'00" West, 412.83 feet;

Thence South 40°17'50" West, 104.04 feet;

Thence South 68°27'22" East, 902.46 feet to the TRUE POINT OF BEGINNING.

said parcel contains 5.827 acres



DESCRIPTION APPROVAL 6/26/95  
M. S. Brown by WE  
SURVEYOR, CITY OF RIVERSIDE

PARCEL "3" (REDEVELOPMENT AGENCY)

206348

That portion of Lots 48, 49, 50, and 51 of McClaskey Tract, as shown by map on file in Book 10 Pages 36 and 37 of Maps, Records of Riverside County, California, being described as follows:

Commencing at a point on the southerly line of Lot 46 of said McClaskey Tract, distant thereon North 89°59'30" West, 422.87 feet from the Southeast corner of said Lot 46, said point being on the Northerly line of Central Avenue (Hanton Street), 60 feet wide as shown on said map of McClaskey Tract;

Thence North 68°27'22" West, 476.65 feet to the TRUE POINT OF BEGINNING;

Thence North 09°59'00" West, 466.96 feet to a point that is 375.43 feet Southerly, measured at right angles from the Northerly line of Lot 51 of said McClaskey Tract;

Thence parallel with the Northerly line of said Lot 51 and 52, South 80°01'00" West, 276.39 feet;

Thence North 09°59'00" West, 71.43 feet to a point that is 304.00 feet Southerly, measured at right angles from the Northerly line of said Lot 51;

Thence parallel with the Northerly line of said Lot 51 and 52, South 80°01'00" West, 412.83 feet;

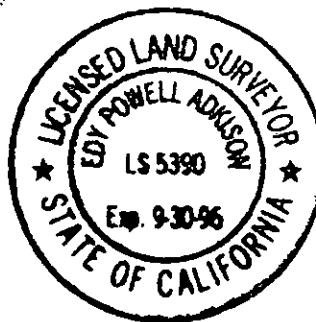
Thence South 40°17'50" West, 104.04 feet;


Thence South 68°27'22" East, 902.46 feet to the TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM the easterly 276.39 feet of said parcel as measured at right angles to the easterly line of said parcel;

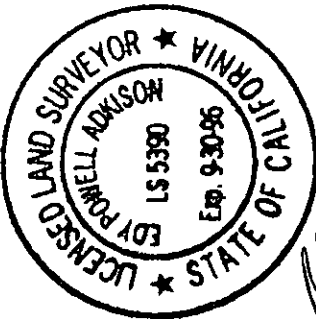
said parcel contains 2.402 acres

DESCRIPTION APPROVAL 6/26/95  
  
 SURVEYOR, CITY OF RIVERSIDE by LF



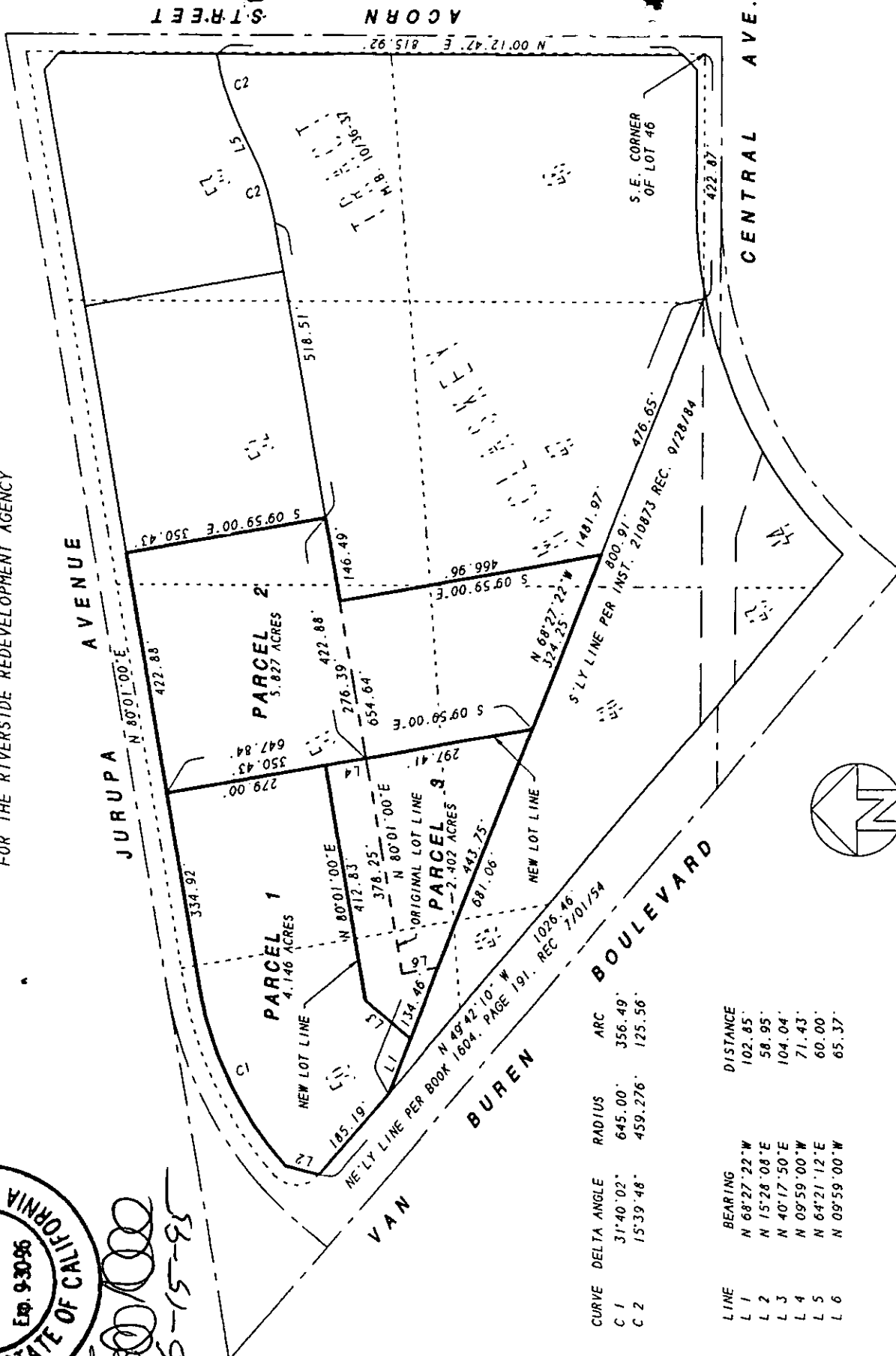
  
 6-15-95





6-15-93

# PARCEL MAP WAIVER FOR THE RIVERSIDE REDEVELOPMENT AGENCY



CURVE	DELTA ANGLE	RADIUS	ARC	BEARING	DISTANCE
C 1	31°40'02"	645.00'	356.49'	N 68°27'22"W	102.85'
C 2	15°39'48"	459.276'	125.56'	N 15°28'08"E	58.95'
L 1				N 40°17'50"E	104.04'
L 2				N 09°59'00"W	71.43'
L 3				N 64°21'12"E	60.00'
L 4				N 09°59'00"W	65.37'

NOT TO SCALE

206348